

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A

Budget Opening Required: ☐

ISSUE:

Application: #GPZ-2-2009
Applicant: Ensign Engineering
Location: 4085 S. 4000 W.
Size: 0.72 acres

SYNOPSIS:

Change General Plan from non-retail commercial to neighborhood commercial land uses. Change zone from 'RM' (residential multi-family) to 'C-1' (neighborhood commercial)

BACKGROUND:

Ensign Engineering has submitted a General Plan/zone change application for a 0.72 acre parcel located at 4085 South 4000 West. The property is currently zoned RM (residential, multi-family) with a General Plan designation of non-retail commercial. The RM Zoning on this property was in place at the time the City incorporated in 1980. The proposed zone is C-1 (neighborhood commercial) and the proposed General Plan designation is neighborhood commercial.

Surrounding zones include RM to the north and south, RB (residential business) to the east and C-1 to the west. Surrounding land uses include a single family home and townhomes to the south, a convenience store to the west, a single family home to the north and a doctor's office to the east.

The existing 2,459 square foot building on the property was built in 1951 as a single family dwelling. In 1975, the building was converted to commercial use and has been used for a credit union and a preschool/daycare center. In 2008, the Planning Commission approved a conditional use permit for SG Tax Service to provide commercial bookkeeping services. However, the applicants did not follow through with the application and a business license was never obtained. Due to the poor condition of the property, the conditional use permit included a long list of conditions related to the repair and enhancement of the property. At present, the building is boarded up.

Attached to this issue paper is a letter from Cameron Duncan with Ensign Engineering stating why he believes this application should be approved. If this application is approved, the property owners intent to demolish the existing building and construct a new strip mall. A copy of the concept plan is attached. The property owners have two potential tenants in mind – a tax service and a Tongan grocery store. The proposed use would be reviewed as a conditional use in the C-1 Zone.

RECOMMENDATION:

The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:

Nicole Cottle, CED Director
Steve Pastorik, Long Range Planning Manager